

TESTIMONY OF ROGER McCracken, PRINCIPAL, MASTERPARK

PORT OF SEATTLE COMMISSION—AUGUST 4, 2009

Good afternoon, my name is Roger McCracken and I am a Managing Partner of Masterpark. Our partners also own and operate hotels in Sea Tac as well as other west coast markets.

Masterpark operates about 5400 of the 15,000 off-airport parking stalls in and around Sea-Tac. We have been in business for 11 years now and recognize that our success is directly related to success at Sea-Tac Airport. We also recognize that without the parking stalls offered by Masterpark and the other off-airport parking facilities, the airport would have no place for citizens of King, Pierce and Snohomish counties to park their vehicles. We at Masterpark believe that working together -- we will build a sustainable future for both of our businesses.

It is important to note , that everything I will mention today, I have also spoken with staff about and I want to publicly thank the Airport staff for being willing to listen to my issues and consider them as they plan for the future of Sea-Tac.

I want to applaud the Commission and staff at the Airport for creating an aggressive and yet achievable framework for improving environmental efficiency at Sea-Tac. I'd like to specifically speak to three of the goals listed in the environmental Strategic Plan that relate specifically to businesses like ours:

Goal 1b, Air Quality -- Working with business partners to consolidate trips, reduce vehicle miles and promote clean vehicles from taxis, shuttles, buses, etc.. --

-- We are working with the airport staff to address the issue of reduced or consolidated trips and have had several productive meetings.

-- Trip reduction and consolidation can be good, but it is important that it not diminish customer service

-- There are places where a consolidated van system has been deployed and both staff and hotel guests have complained about its lack of convenience and the length of time it takes for passengers to get to and from the airport;

- **It is also important to keep track of the true fuel savings and emissions reduction from a potentially consolidated van system in**

which the vans are running continuously as opposed to a system where vans are being deployed on an "on-call" basis, and tend to be turned off most of the day or night;

On the issue of fuel, it is clear that for the moment, Sea-Tac is advocating CNG. Masterpark has purchased two CNG vans and will continue to support an environmental plan that works. It is important to note that the CNG vehicles cost more to purchase, more to maintain and instead of refueling them once a day, like with diesel, they have to be refueled about 3 times a day;

-- The constant refueling costs significantly more, especially because the only CNG fueling facility near the airport is at the far southern end. The Port should advocate for another fueling station at the north end of the airport, which could be used by shuttle bus operators, taxis and the Port's own CNG powered vehicles;

-- In this goal there is also talk about reducing vehicle miles. Unfortunately, the Port went against that goal when it redesigned the roadways at Sea-Tac to accommodate light rail. The vehicle miles driven and the cost of fuel for our vehicles has increased dramatically because there is no exit or entrance to the airport at the north end, we wait at the few available entrances longer and our vehicles have to travel much further to enter and exit Sea-Tac;

- I'd like to go on record supporting more access to the airport to reduce fuel consumed, lessen emissions and address congestion. I also want you to know that we have some ideas for commercial vehicle-only routes that might be viable;**

Masterpark is also supportive of Goal #3 -- Increase the average occupancy of passenger vehicles using the airport from 2.6 in 2009 to 3.6 by 2015. We are already leaders in that area and our average occupancy today is 4.2 persons per vehicle;

In Goal 20, Airport staff discusses extending sustainability to business partners. I want both the Airport staff and the Commission to know that we welcome that conversation

-- Masterpark supports the sort of partnership we believe is being fostered by the Commission and the staff at the Airport -- we want to be a part of helping the Commission achieve its goals;

-- I want to endorse the environmental initiatives the Airport staff has put in place that might impact us, but want to be a proactive and a serious contributor to refining those initiatives;

Thank you for your time and I am happy to answer questions and do want to be an active participant in the future plans at Sea-Tac.

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